WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042289 DEEDWARR
Recvd: 06/07/12 15:44 2 pgs
Fees:13.00 Taxes:703.00
20120607-0050009

State of Tennessee)
County of Davidson)

12-05-013-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of May, 2012

Notary Public

My Commission Expires: 3/28/16 (AFFIX SEAL)

RENEE THORNE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PATRICK M. POTEMPA, A SINGLE MAN	NEW OWNER	91-16
(NAME)	(NAME)	378.00
3909 Nevada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ROBERT TYLER HALL AND WIFE, ELIZABETH A. HALL**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PATRICK M. POTEMPA, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 1, on the Plan of A Resubdivision of Lots 1 & 3 The Hoyte M. Snow Subdivision, Map of Charlotte Park, 2nd Addition Extended**, of record in Book 8250, Page 455, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to Robert Tyler Hall and wife, Elizabeth A. Hall by deed from Caryn A. White, unmarried, of record in Instrument No. 20070215-0019456, dated February 14, 2007, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of **ELIZABETH A. HALL** pursuant to a Power of Attorney executed by same on the 29th day of May, 2012, and being filed for record in Instrument No. 20120607-0050008, and being recorded simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3909 Nevada Avenue, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, our hands, this 30th day of May, 2012

ELIZABETH A. HALL

ROBERT TYLER HALL

By: **ROBERT TYLER HALL, ATTORNEY-IN-FACT**

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT TYLER HALL**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2012.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 30th day of May, 2012, before me personally appeared **ROBERTY TYLER HALL**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ELIZABETH HALL**, and acknowledged that he executed the same as the free act and deed of the said **ELIZABETH HALL**.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2012.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: ROBERT TYLER HALL
TO: PATRICK M. POTEMPA

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

ROBERT TYLER HALL, AFFIANT

Sworn to and subscribed before me this 30th day of May, 2012.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY